

125.A

0003

0019.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
984,500 / 984,500  
984,500 / 984,500  
984,500 / 984,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WILDWOOD AVE, ARLINGTON

## OWNERSHIP

Unit #:	2
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Owner 1: NGUYEN YVETTE OANH/ TTE

Owner 2: YVETTE OANH NGUYEN REVOCABLE

Owner 3: TRUST

Street 1: 19 WILDWOOD AVE UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: NGUYEN YVETTE OANH -

Owner 2: -

Street 1: 19 WILD WOOD AVE UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Stucco Exterior and 2793 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8438																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	981,200	3,300		984,500		421450
							GIS Ref
							GIS Ref
							Insp Date
							04/20/20


**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	80511
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	22:48:58
LAST REV	
Date	Time
10/21/21	09:58:53
mmcmakin	
16622	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID	125.A-0003-0019.2
Tax Yr	Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2022	102 FV 981,200 3300 . 984,500 Year end 12/23/2021

2021	102 FV 952,600 3300 . 955,900 Year End Roll 12/10/2020
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## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NGUYEN YVETTE O		78856-113	2	10/6/2021	Convenience	1	No	No		
RULLO RENZO & G		73873-409	2	12/20/2019		1,001,988	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
									4/20/2020	Measured	DGM	D Mann

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:	Master Deed 73841:487.																				
Sty Ht: 1 - 1 Story		3/4 Bath: 2	Rating: Very Good	A 3QBth:	Rating:																					
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																					
Foundation: 3 - BrickorStone		OthrFix:	Rating:	<b>RESIDENTIAL GRID</b>																						
Frame: 1 - Wood		<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1																				
Prime Wall: 6 - Stucco		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O										
Sec Wall:	%	A Kits:	Rating:	Other																						
Roof Struct: 2 - Hip		Fpl: 1	Rating: Average	Upper																						
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																						
Color: GRAY						Lvl 1																				
View / Desir:						Lower																				
<b>GENERAL INFORMATION</b>								Totals	RMs: 5	BRs: 3	Baths: 1	HB														
Grade: C+ - Average (+)		<b>CONDOS INFORMATION</b>				<b>UnSketched SubAreas:</b> GLA: 2793,																				
Year Blt: 1912	Eff Yr Blt: 2019	Location:																								
Alt LUC:	Alt %:	Total Units:																								
Jurisdict: G21	Fact: .	Floor:	2 - 2nd Floor	<b>REMODELING</b>				<b>RES BREAKDOWN</b>																		
Const Mod:		% Own:	45.500000000	Exterior:	No Unit	RMS	BRS	FL																		
Lump Sum Adj:		Name:		Interior:	1	5	3	2																		
<b>INTERIOR INFORMATION</b>				Additions:																						
Avg Ht/FL: STD		Phys Cond: VG - Very Good	0.2 %	Kitchen:																						
Prim Int Wal: 2 - Plaster		Functional:	%	Baths:																						
Sec Int Wall:	%	Economic:	%	Plumbing:																						
Partition: T - Typical		Special:	%	Electric:																						
Prim Floors: 3 - Hardwood		Override:	%	Heating:																						
Sec Floors:	%	Total:	0.2 %	General:																						
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>SUB AREA</b>																				
Subfloor:		Basic \$ / SQ: 305.00	<b>COMPARABLE SALES</b>				<b>SUB AREA DETAIL</b>																			
Bsmnt Gar:		Size Adj.: 1.02593982	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
Electric: 3 - Typical		Const Adj.: 1.00989902						GLA	Gross Liv Ar	2,793	316.010	882,614														
Insulation: 2 - Typical		Adj \$ / SQ: 316.009																								
Int vs Ext: S		Other Features: 110480																								
Heat Fuel: 2 - Gas		Grade Factor: 1.10																								
Heat Type: 15 - H.V.A.C		NBHD Inf: 0.89999998																								
# Heat Sys: 1		NBHD Mod:																								
% Heated: 100	% AC: 100	LUC Factor: 1.00																								
Solar HW: NO	Central Vac: NO	Adj Total: 983162																								
% Com Wal	% Sprinkled	Depreciation: 1966																								
		Depreciated Total: 981196																								
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val																				
Make:																										
Model:																										
Serial #:																										
Year:																										
Color:																										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 125.A-0003-0019.2												<b>IMAGE</b>										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>								
3	Garage	D	Y	1	10X20	A	AV	1950	27.50	T	40	102			3,300		3,300									
More: N				Total Yard Items:				3,300	Total Special Features:								Total:	3,300								